

# Construction Delivery Methods

- Design – Bid- Build
- Design – Bid – Build (CMA)
- Design – Bid – Build (CMAR aka CMGC)
- Design-Build
- Miscellaneous/Variations on a Theme

# Design – Bid- Build

- Pro's:
  - Familiar system and procedures
  - QBS Prime Design Professional
  - Competitive Bidding on Construction
  - Parties/responsibilities clear in Documents
- Con's:
  - Low bidder must be taken
  - Owner in middle

# Bid – Build (CMA)

- Pro's:
  - QBS Prime Design Professional
  - QBS CM
  - Competitive bid on work divisions – each treated separately
- Con's
  - Multiple PRIMES to OWNER (ILC-25,SUB-27,WC-35,Rendezvous-42)
  - CM Agent/Advisor to OWNER only
  - No contractual relationship between CMA and Primes
  - Owner assumes all risk

# Design – Bid – Build (CMAR aka CMGC)

- Pro's:
  - QBS Prime Design Professional
  - QBS CMAR
  - Competitive bid work divisions by CMAR
  - Fixed cost established and risk assumed by CMAR
- Con's:
  - Only allowed on Capitol Project (special statute – and sunsets!)

# Design-Build

- Pro's:
  - Risk assumed by DB
  - Shortened time to construct
  - Min Risk by Owner
- Con's
  - Cost may be more
  - Owner must know scope (what they want) and clearly contract for that

# Variations on a theme

- Cost plus contracting (vs FF or bid price)
  - CPFF
  - CPIF
  - CPAF
  - GMAX or Unlimited
  - JOC
  - T&M Contracting (Service, Maintenance, etc)